



CREATING RESILIENCE: A PLANNING INITIATIVE



Comprehensive Plan Update: Preventing Overdevelopment

The Comprehensive Plan is a tool to aid in the prevention of overdevelopment. Other communities have faced overdevelopment or poor development due to inadequate planning and zoning. The City's Economic Development and Planning Department recognizes the need to address these issues. After an unimplemented 10-year-old plan, and no substantial zoning code updates in 30 years, there is a critical need to implement the Plan's recommendations through a zoning code update to ensure that adequate planning and zoning tools are in place.

Overdevelopment is defined as developing on land that negatively effects the current and future population by overcrowding, exceeding/over-taxing available resources, and negatively impacting infrastructure.

How does the Comprehensive Plan combat overdevelopment?

The Plan aims to prevent overdevelopment with the following recommendations:

- ✓ "The City is cognizant of the local, community-oriented feel of many of its existing residential neighborhoods and through its Zoning Code update, will focus on preserving the City's neighborhoods and preventing overdevelopment." (See Section 4.8 Protecting Existing Housing & Expanding Future Choices, Page 4-34)
- ✓ "The Comprehensive Plan, coupled with the zoning update and the creation of a planning board, will help to mitigate overdevelopment. Future proposals for development will have to be in line with the plan and modernized zoning code." (See Section 4.2 Zoning, Page 4-10)

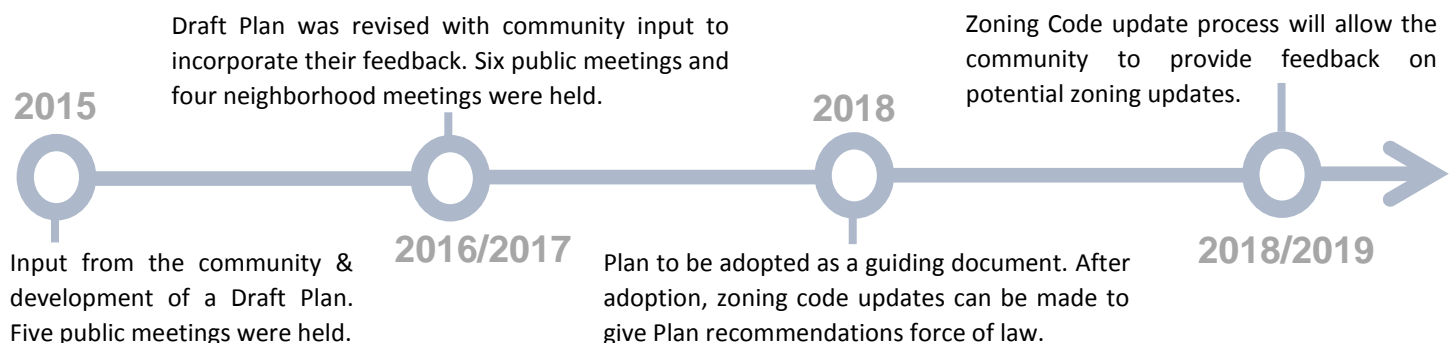


How does a zoning code update combat overdevelopment?

The Plan also sets forth recommendations to guide the zoning update process:

- ✓ "Develop a defined site plan review process and create a separate planning board to manage this process." (See Section 4.2 Zoning, Page 4-11)
- ✓ "Increase allowable height and density within the core of the Central Business District... it is critical that updated zoning ensures the preservation of community character." (See Section 4.2 Zoning, Page 4-11)
- ✓ "Designate a Bayfront overlay zone to guide development in this critical area...make sure it fits within the context of the community." (See Section 4.2 Zoning, Page 4-11)
- ✓ "Amend the City Zoning Ordinance to ensure all new development requires sufficient parking." (See Section 4.2 Zoning, Page 4-12)

Comprehensive Plan & Zoning Code Update Timeline



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